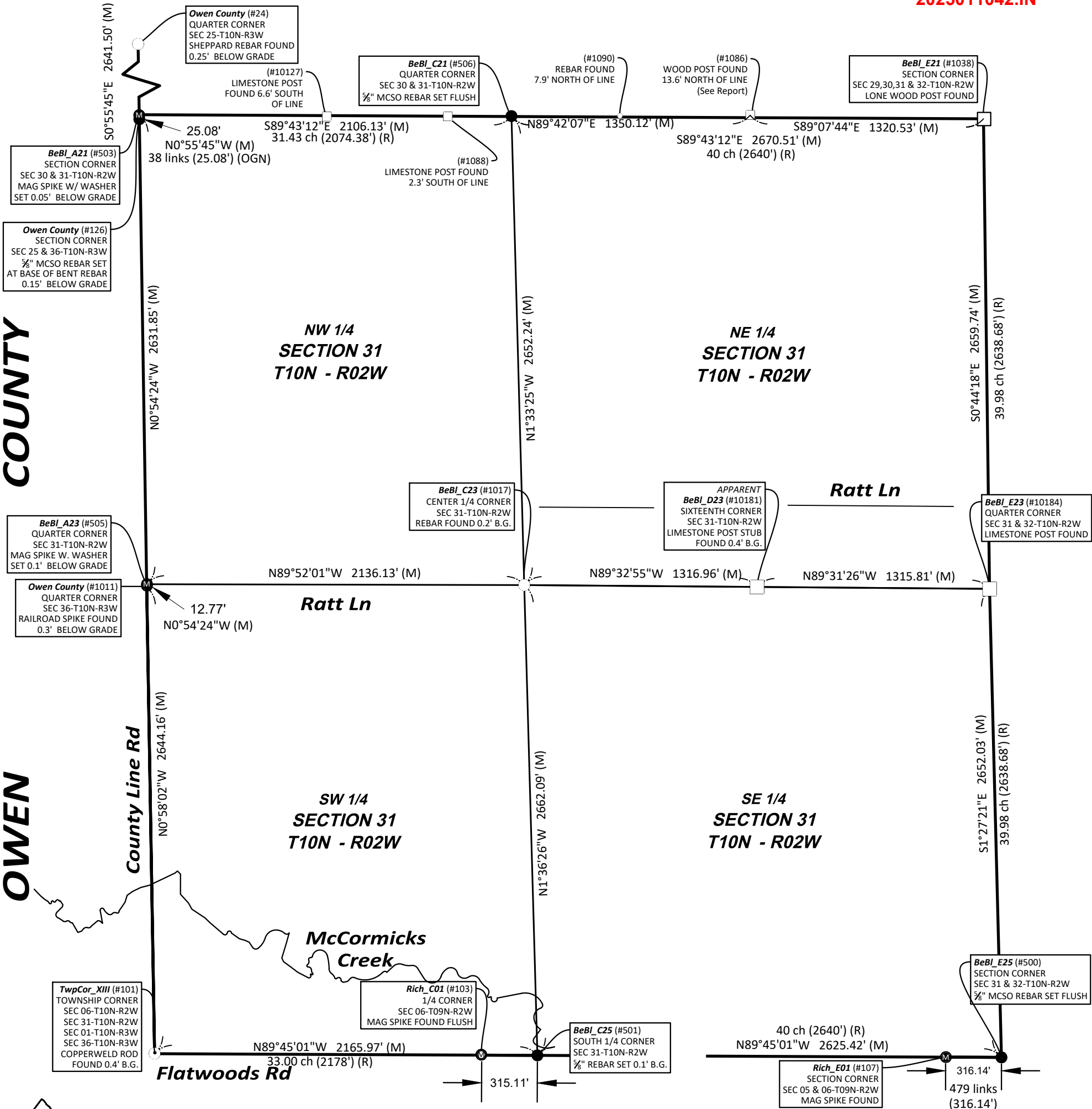


T10N-R02W-31_0000_MCS

PLAT OF SECTION CORNER PERPETUATION SURVEY
SECTION 31- T10N - R02W

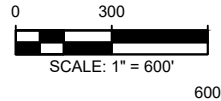
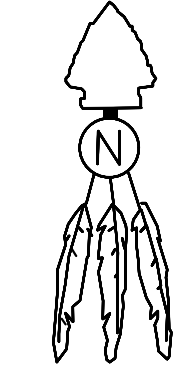
Bean Blossom Township * Monroe County, Indiana

RSID006509
Recorded as Instrument Number:
2025011042.IN



CERTIFICATION:
I hereby certify that to the best of my knowledge, ability and belief the within plat and report represent a survey made by me in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and completed on May 13, 2025.

Michael E. Sheppard
Professional Surveyor
No. 20100021
State of Indiana
msheppard@co.monroe.in.us



- NOTES:**
- Field work was performed in August thru December 2024.
 - This document is not complete without the associated report of survey.
 - Interior quarter-section corners, sixteenth-section corners and corners of minor subdivisions were not evaluated in any way unless shown hereon or specifically discussed in the report of survey. Bearing breaks may exist between section corners and quarter corners that are not shown. Bearings and distances are shown hereon to correlate corners and to assist in corner analysis.

- Basis of Bearings: Unless noted otherwise, the basis of bearings is Grid North NAD83(2011), Indiana West Zone, Epoch 2010.0000, Geoid Model G2012BU7, Datum NAD83_NO_TRANS, US Survey Feet, derived from GPS observations utilizing the Indiana Real-Time Network (INCORS). Coordinate data was collected with a Javad Triumph LS Network Rover and/or with a Sokkia Set 510 Total Station radially from points located with GPS. Distances obtained with GPS have not been adjusted to ground. To adjust grid distances to ground distances multiply them by a scale factor of 1) 1.00041208.

LEGEND:

(M)	Measured Distance	B.G.	Below grade
(R-1884)	Record Distance	⊕	Harrison Monument
(OGN)	Original Government Notes	○	Iron Monument Found
(C)	Calculated Distance	●	Iron Monument Set
(CR)	Calculated from Record	⊙	Iron Pipe Found
RICH_U17 (#283)	Corner Reference ID	Ⓜ	Mag Nail / Mag Spike
A.G.	Survey Point Number	□	Post Found
	Above grade	▲	Stone Found
		—	Line not to scale
		⊙	Copperweld Rod Found

SHEET
1
OF
3
Project: 24-004 Section 31
Field work by: MES, JMG & WEP
Drawn by: JMG
Reviewed by: MES, TER & SRB



OFFICE OF THE MONROE COUNTY SURVEYOR
Trohn Enright-Randolph Monroe County Surveyor
501 North Morton Street, Bloomington, IN 47404 (812) 349-2570

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Michael E. Sheppard

REPORT OF SURVEY:

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the corners established by this survey as a result of availability and condition of reference monuments, occupation or possession lines, and clarity or ambiguity of the record descriptions and plats. There may be unwritten rights associated with these uncertainties. Any uncertainty associated with the corners shown hereon is inherently passed to any parcel corner dependent on its position. The Relative Positional Accuracy in the location of points shown on this survey is within that allowable for a rural survey (0.26 feet + 200 ppm) as defined by Title 865, Rule 12 of the Indiana Administrative Code.

The purpose of this survey is to perpetuate the section/half section corners in Section 31-T10N-R02W, 2nd Principal Meridian, Bean Blossom Township, Monroe County, Indiana. Interior quarter-section corners, sixteenth-section corners, and corners of minor subdivisions were not evaluated in any way unless specifically discussed herein. The relationship of the section/half section corners to the adjoining parcel boundary lines was not addressed. Occupation lines in the immediate vicinity of the monuments found or set are shown on the associated Monument Records on file in the Office of the Monroe County Surveyor.

MONUMENTS FOUND OR SET:

Monuments and corners evaluated in the process of this survey, the theory of location used to accept or establish these monuments and corners, and the surveyor's opinion of the uncertainties associated with these monuments and corners are as follows:

BeBl_A21, Northwest corner Section 31 Township 10 North Range 2 West aka Southwest corner Section 30 Township 10 North Range 2 West: (#503) 2 ½" long Mag Spike inside a washer inscribed SHEPPARD PLS #20100021 set with top 0.05' below and in the approximate center of a north-south asphalt county road known as County Line Road. The Mag Spike was set on line between the Rebar set at the bend of a severely bent 3/8" rebar found, that per records in the Owen County Surveyors Office marks the Southeast corner Section 25/Northeast corner Section 36 Township 10 North Range 3 West, and the Rebar found at the East Quarter corner of Section 25 Township 10 North Range 2 West, and at record offset distance of 38 Links (25.08') from (North of) the corner of said Sections 25 and 36, per the Original Government Notes. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_C21, North quarter corner Section 31 aka South quarter corner Section 30 Township 10 North Range 2 West: (#506) 5/8" rebar (24" long) with 2" diameter aluminum cap inscribed MONROE COUNTY SURVEYORS OFFICE SHEPPARD PLS #20100021, set, flush with ground, in a north-south fence line, 2.7' south of the south edge of a wood railroad tie post at the corner of south and east fences and 4.5' north of the north edge of another wood railroad tie post in the north-south fence line. The rebar was set on a straight line between a wood post found at the Southeast corner Section 30/Northeast corner Section 31 (#1038 BeBl_E21) and a Mag spike set at the Southwest corner Section 30/Northwest corner Section 31, (#503 BeBl_A21) with said lines intersection with a southbound fence line. This intersection is 2.7' south of the south edge of a wood railroad tie post at a (not overly old) south and east fence corner, however the east bound fence takes a turn to the north a few feet to the east to this corner post and the rebar set looks to line up fairly well with the extension of the east bound fence before it makes its turn to the north. This location is ±4.35 feet west of where proportionate measurement from the record vs measured dimensions from the Section corners to the East and West would place it and for this reason it has in my opinion an uncertainty of up to 4.5' east-west and 3' north-south. However, it is evident somebody preserved this location for some reason that the fence builders were aware of and thus in my opinion represents the most reliable evidence of the original location of the corner. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E21 Northeast corner Section 31 aka Southeast corner Section 30, aka Southwest corner Section 29, aka Northwest corner Section 32 Township 10 North Range 2 West: (#1038) Lone wood post Found. The Post was found at a visible occupation corner consisting of the extension of old North and West bound tree lines. A 60+ Year old resident nearby (Don Bowman) came out and talked to us and stated property in this area had been in his family since the 1800's and that his grandfather had told him to never remove this post because it was a Section corner. It appears that in 2002, Steven Archer set a rebar approximately (based on the geometry of RSID005037)' 3 ½' South of this post (see Archer survey in RSID005619), at a location he believed to be the Section corner, and his location was used by other surveyors. His rebar is now lying flat approximately 4.4' South of the Post. In reviewing Mr. Archers survey, I could decipher no theory of location for the establishment of his rebar and find it noteworthy that this post was measured to be within 0.3' of a straight line between the stone a half mile North of it (BeBl_E19) and the Limestone post a half mile South of it (BeBl_E23) and the and within 0.4' of where proportionate measurement between these 2 monuments would place this Section corner. For these reasons, it is my opinion this Post is the most reliable evidence of the original location of the Section corner common to Sections 29, 30, 31 and 32 Township 10 North Range 2 West, with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E23 East quarter corner Section 31 aka West quarter corner Section 32 Township 10 North Range 2 West: (#10184) 1' North-South X 1' East-West Limestone post found 5.3' above ground at the corner of east-west & north stretch wire fences. Its location, relative to other monuments and occupation lines in and around the Section makes it, in my opinion, the most reliable evidence of the original location of the corner with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E25 Southeast corner Section 31 aka Southwest corner Section 32 Township 10 North Range 2 West: (#500) 5/8" rebar (24" long) with 2" diameter aluminum cap inscribed MONROE COUNTY SURVEYORS OFFICE SHEPPARD PLS #20100021, set, with top flush with and ±1 ½' North of the center of an east-west asphalt County Road, known as Flatwoods Road. The rebar was set at the extension of a line from a copper weld rod found (#101) at Twp Cor XIII through a Mag Spike in a Deckard PLS washer found (#107) at the Northeast corner of Section 6 Township 9 North Range 2 West (Rich_E01) and at record distance from the original notes, of 479 Links (316.14') from said Rich_E01.It is noteworthy that this rebar is ±33.2' East of the extension of a line from the post found Northeast corner of the Section (#1038, BeBl_E21) through the post found East Quarter corner of the Section (#10184, BeBl_E23). More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_C25 South Quarter corner Section 31 Township 10 North Range 2 West: (#501) 5/8" rebar (24" long) set with top 0.1' below and ±in the center of Flatwoods Road. We mashed the top of the rebar out so bad driving it that we could not fit a cap on it. The rebar was set at an online proportionate measurement split between the Copper weld rod at the Southwest corner of the Section (#101 Twp Cor XIII) and the rebar set at the Southeast corner of the section (#500 BeBl_E25). More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

TwpCor_XIII Southwest corner Section 31 Township 10 North Range 2 West: (#101) Copperweld rod found 0.4' below the stone surface of and 3' south of the center of a east-west stone (Flatwoods) road and 2' east of the center of a north-south (County line) road. This location has been held and accepted as the Township corner by numerous surveyors in recent history. Its location relative to occupation lines and other monuments in and around the area reliant on the Township corner makes it, in my opinion, the most reliable evidence of the original location of the Township corner within an uncertainty of 3 feet. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

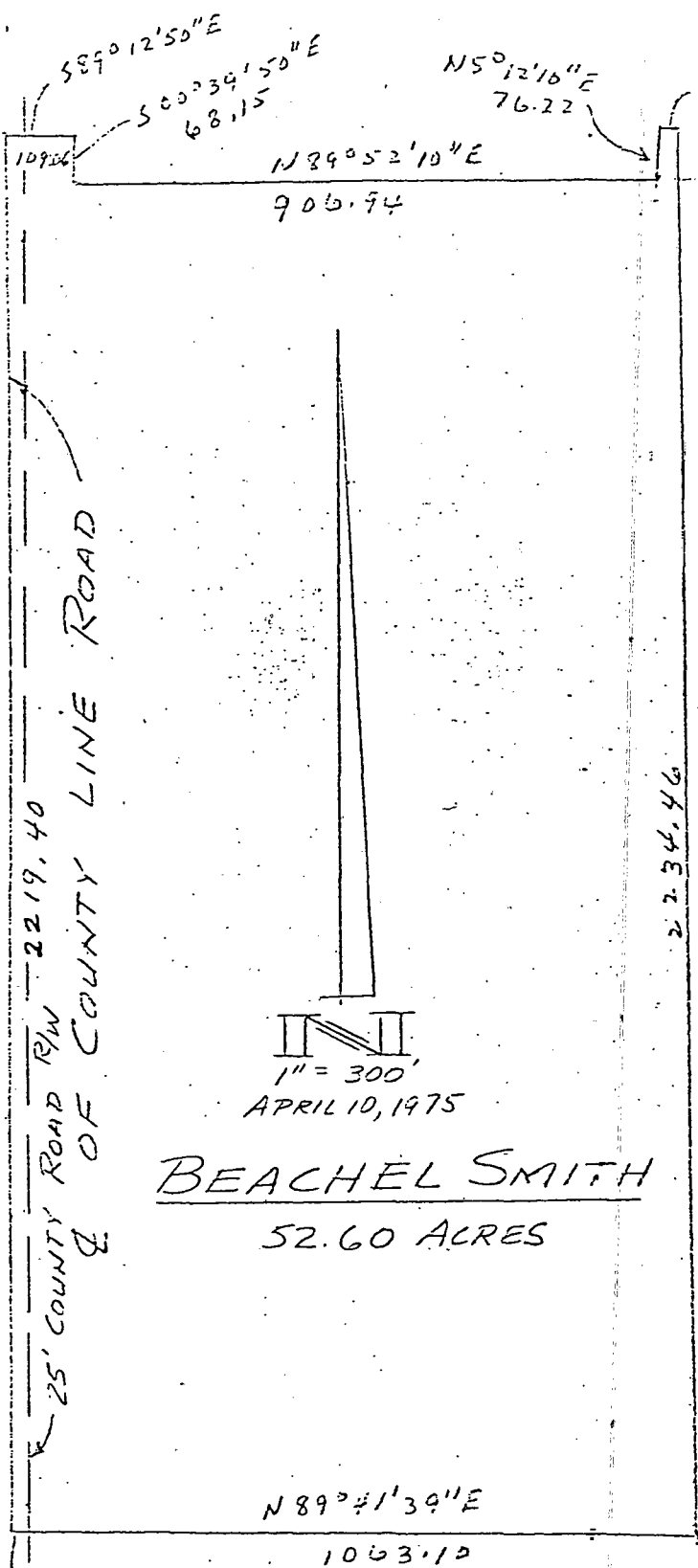
BeBl_A23 West Quarter corner Section 31 Township 10 North Range 2 West: (#505) 2 ½" long Mag Spike inside a washer inscribed SHEPPARD PLS#20100021 set with top 0.1' below and ±1 ½' West of the center of a north-south asphalt county road known as County Line Road. The Mag Spike was set on line between the Copperweld rod found at Township corner XIII and the rebar set at the base of the bent rebar found at the Northeast corner of Section 36 Township 10 North Range 3 West and at an equidistant split between the Copperweld rod at said Township corner XIII and the Mag Spike set at the Northwest corner of Section 31 Township 10 North Range 2 West (BeBl_A21). More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_C23 Center Quarter corner Section 31 Township 10 North Range 2 West: (#1017) 5/8" rebar found 0.2' below ground, ± in line with the extension of North and East bound fences and the North edge of a West bound stone drive, known as Ratt Lane, just South of a curve in said drive. I was unable to find records of the rebars origin or history. The procedures set forth by the Bureau of Land Management for establishment of the center of a Section of land is to establish it at the intersection of lines joining the opposite Quarter corners of a Section. This rebar measured to be ±1.2' West of a straight line between the Monuments set this survey at the North and South Quarter corners of the section (BeBl_C21 & BeBl_C25) and ±6.8' North of a straight line between the Monument set this survey at the West Quarter corner of the section (BeBl_A23) and the Limestone post found at the East Quarter corner of the Section (BeBl_E23) and therefore, in my opinion bears an uncertainty of that magnitude. It is also noteworthy that the Rebar measured to be only ±0.6' South of a straight line from the extension of the Limestone post at the East Quarter of the Section (BeBl_E23) and a limestone post between said East Quarter corner and the center of Section (assumed BeBl_D23). Since the rebar matches occupation lines so well and no prior history of establishment of this corner could be found, it may be considered (and I consider it) to be at the originally established location of the Center of Section 31 Township 10 North Range 2 West.

SHEET 2 OF 3	CORNER PERPETUATION SURVEY SECTION 31 – T10N - R02W Bean Blossom Township Monroe County, Indiana	Project: 2024-004 Field work by: Michael E. Sheppard, William E. Phillips & Jason M. George Drawn by: JMG Reviewed by: MES, TER & SRB	 OFFICE OF THE MONROE COUNTY SURVEYOR Trohn Enright-Randolph <i>Monroe County Surveyor</i> 501 N Morton Street Ste. 205, Bloomington, IN 47404 surveyoroffice@co.monroe.in.us
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Other corners searched for: BeBI_D23 Northeast corner west half Southeast quarter aka Northwest corner east half Southeast quarter
Section 31 Township 10 North Range 2 West: (#10181) 1’ north-south by 0.7’ east-west stub of a broken off and fallen limestone post found 0.4’ below ground, 1’ East of the center of a wood railroad tie post in an east-west fence line and South field division line extended. Though I did not find historical records of this Limestone post, it appears to have long standing acceptance amongst local landowners as marking the aliquot Section division corner at BeBI_D23.

#1086 is a wood railroad tie corner post at the corner of relatively new South and East bound fence lines, in the vicinity of BeBI_D21. This post is ±13.6’ North of the Section line as established this survey and ±14.7’ East of an equidistant split of the length of the line between BeBI_C21 and BeBI_E21. It is peculiar that deeds to the East cite a distance of 80 rods (1320’) from the corner at BeBI_E21, which closely matches this post, whereas deeds to the West cite the aliquot Section division corner. This post is known to have been held by some surveyors as the sixteenth corner at BeBI_D21. This surveyor personally has serious reservations accepting it as such.



Beachel Smith Transfer

A part of the West Half Of the Northwest fractional Quarter of Section 31, Township 10 North, Range 2 West, Monroe County, Indiana described as follows; beginning at the Southwest corner of the said Southwest Quarter, and in the centerline of County Line Road, thence North on said road centerline for 2219.40 feet, thence South 89°12'50" East for 109.06 feet, thence South 00°39'50" East for 68.15 feet, thence North 89°52'10" East for 906.94 feet, thence North 05°12'10" East for 76.22 feet, thence North 87°44'10" East for 25.90 feet, Thence South 00°20'47" East for 2234.46 feet, thence North 89°41'39" West for 1063.10 feet and to the point of beginning.
 o Containing in all 52.60 acres more or less.
 o Subject to a 25.00 foot easement along the said Road for right-of-way.

Raymond Graham

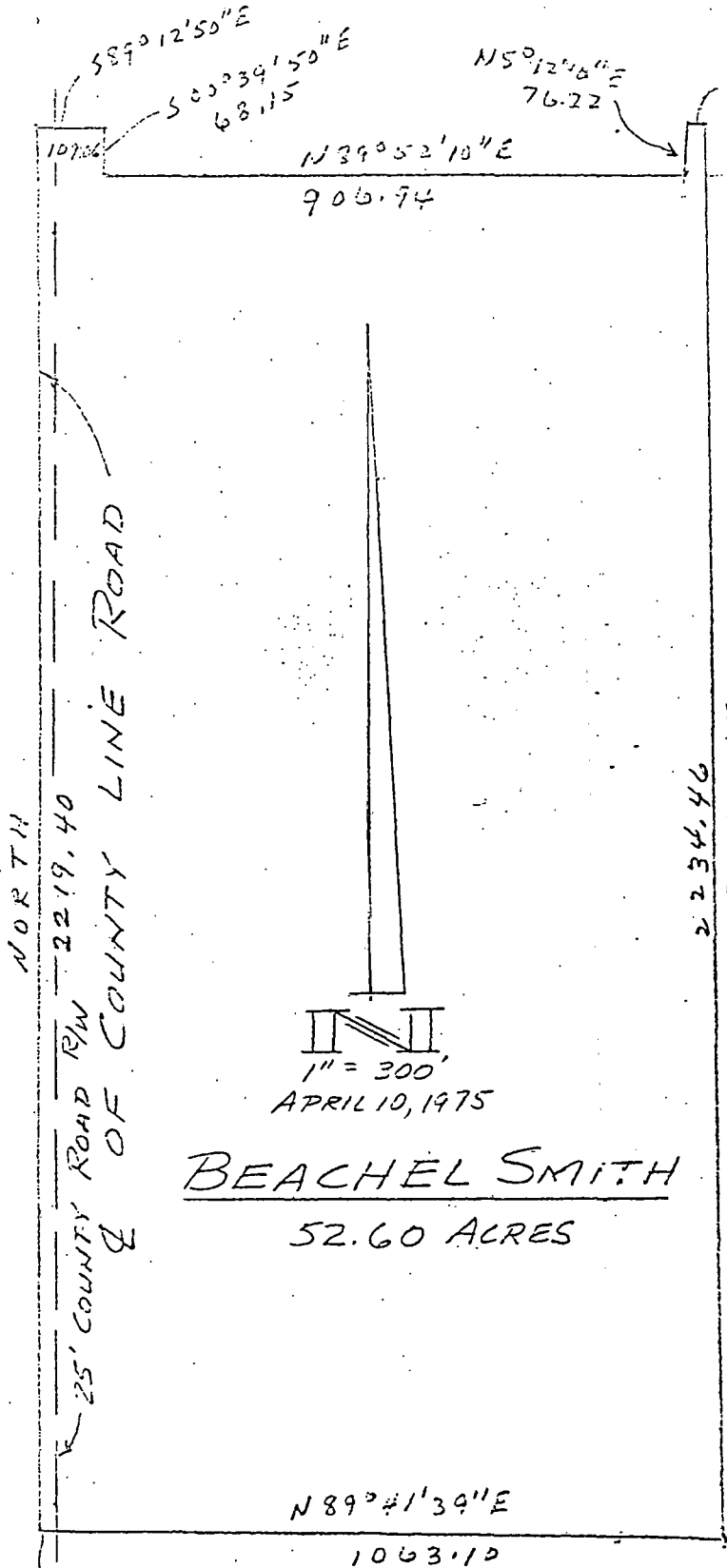
RAYMOND GRAHAM R.P.E. 8409 IND
3215 North Smith Pike
Bloomington, Ind.

FILED

MAR 11 1981

E. L. Linder
Auditor Monroe County, Indiana

PT of Beginning
SE corner
W 1/2 of NW fractional 1/4
Sect 31, T10N, R2W



Beachel Smith Transfer

A part of the West Half Of the Northwest fractional Quarter of Section 31, Township 10 North, Range 2 West, Monroe County, Indiana described as follows; beginning at the Southwest corner of the said Southwest Quarter, and in the centerline of County Line Road, thence North on said road centerline for 2219.40 feet, thence South 89°12'50" East for 109.06 feet, thence South 00°39'50" East for 68.15 feet, thence North 89°52'10" East for 906.94 feet, thence North 05°12'10" East for 76.22 feet, thence North 87°44'10" East for 25.90 feet, Thence South 00°20'47" East for 2234.46 feet, thence North 89°41'39" West for 1063.10 feet and to the point of beginning.
 0 Containing in all 52.60 acres more or less.
 0 Subject to a 25.00 foot easement along the
 5 said Road for right-of-way.

BEACHEL SMITH
 52.60 ACRES

Raymond Graham
 RAYMOND GRAHAM R.P.E. 8409 IND
 3215 North Smith Pike
 Bloomington, Ind.

FILED
 MAR 11 1981

Auctioneer
 Auditor Monroe County, Indiana

PT of Beginning
 SE corner
 W 1/2 of NW fractional 1/4
 Sect 31, T10N, R2W